



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**

April 17, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**1ST STREET - PARCELS 15-10EX.1, 15-10DE.1, AND 15-10SS.1
ASSESSOR'S PARCEL NO. 5233-014-900
SALE OF SURPLUS PROPERTY
UNINCORPORATED COUNTY OF LOS ANGELES
SUPERVISORIAL DISTRICT 1
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Declare the fee interest in 1st Street, Parcel 15-10EX.1 (665 square feet), to no longer be required for County or other public purposes. The parcel is located on the north side of 1st Street, adjacent to 115 North Bonnie Beach Place, in the unincorporated area of the County of Los Angeles known as East Los Angeles.
2. Authorize the sale of 1st Street, Parcel 15-10EX.1, reserving easements for drainage and sanitary sewer purposes over Parcels 15-10DE-1 and 15-10SS.1, respectively, to the adjacent property owner for \$14,500.
3. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell its fee interest in that certain portion of 1st Street, Parcel 15-10EX.1, reserving easements to the County for drainage and sanitary sewer purposes over Parcels 15-10DE.1 and 15-10SS.1, respectively, to the adjacent property owner, AMCAL SERENA FUND, LP.

The County acquired fee title to 1st Street, Parcel 15-10X, for public road purposes in 1976. However, the alignment of 1st Street was subsequently changed and the subject parcel was never included within the realigned roadway.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Fiscal Responsibility and Organizational Effectiveness. The revenue from the sale will be used for road purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed \$14,500 selling price represents the market value. This amount has been paid and deposited into the Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(b), a notification of the proposed sale was submitted to the County of Los Angeles Department of Regional Planning for its report as to conformance with the adopted General Plan.

By letter dated November 8, 2006, it was deemed by the Department of Regional Planning that the proposed sale conforms with its General Plan.

This conveyance is not considered adverse to the County's purposes and will not hinder transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals.

The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
April 17, 2007
Page 3

ENVIRONMENTAL DOCUMENTATION

The California Environmental Quality Act (CEQA) requires public agency decision-makers to document and consider the environmental implication of their action. On July 18, 2006, your Board approved an Initial Study/Mitigated Negative Declaration prepared for AMCAL's Villa Serena project, a low-income multifamily residential apartment complex. Your Board's actions on that item satisfied the requirements of CEQA with regard to the recommended action.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

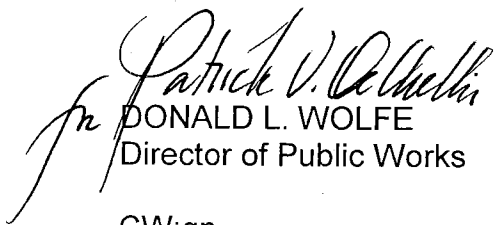
None.

CONCLUSION

Enclosed are an original and duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

Please return one adopted copy of this letter to Public Works.

Respectfully submitted,


DONALD L. WOLFE
Director of Public Works

CW:gp
P6:IPARCEL 15-10EX.1 BRD LTR

Enc. 2

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel
Regional Planning (Kim Szalay)

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

AMCAL Serena Fund, LP
30141 Agoura Road, Suite 100
Agoura Hills, CA 91301-4332

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
COUNTY OF LOS ANGELES

Assessor's Identification Number:
5233-014-900

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), does hereby remise, release, and forever quitclaim to AMCAL SERENA FUND, LP, a California limited partnership, all its right, title, and interest in and to the real property in the unincorporated territory of the County of Los Angeles, State of California, described as Parcel 15-10EX.1 in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

ALSO RESERVING unto said COUNTY an easement for drainage purposes, in, on, over, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described as Parcel 15-10DE.1 in Exhibit A attached herein and by this reference made a part hereof.

ALSO RESERVING unto said COUNTY an easement for sanitary sewer purposes, in, on, under, and across the real property in the unincorporated territory of the County of Los Angeles, State of California, acquired by deed recorded April 9, 1928, in Book 7872, page 114, as Document No. 1164, of Official Records, described as Parcel 15-10SS.1 in said Exhibit A.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chairman, Board of Supervisors
of the County of Los Angeles

(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

1ST STREET (15)
Parcels 10EX.1, 10DE.1, and 10SS.1
I.M. 114-217
S.D. 1 M0677004

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-QCD1STREET15

By _____

Deputy

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy

APPROVED as to title and execution,

_____, 20____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

FIRST STREET 15-10EX.1

A.I.N. 5233-014-900

T.G. 635-E6

I.M. 114-217

R.D. 142

S.D. 1

M0677004

LEGAL DESCRIPTION

PARCEL NO. 15-10EX.1 (Quitclaim of portion of fee):

That portion of that certain parcel of land in Lot 22, Home Acre Tract, as shown on map recorded in Book 10, pages 154 and 155, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel 15-10X in deed to the COUNTY OF LOS ANGELES, recorded on February 20, 1976, as Instrument No. 4944, in Book D6977, page 422, of Official Records, in the office of said Registrar-Recorder/County Clerk, lying northerly of a curve concentric with and 40.00 feet northerly, measured radially, from that certain 800-foot radius curve, having an arc length of 507.69 feet in that parcel of land, described as Parcel 15-9 in a Final Order of Condemnation, had in Superior Court Case No. C157900, in and for the County of Los Angeles, a certified copy of which was recorded on April 11, 1977, as Document No. 77-364170, of said Official Records.

Containing: 665 ± square feet

Parcel 15-10DE.1 (Reservation of easement for drainage purposes):

RESERVING to the County of Los Angeles, its successors or assigns, an easement for drainage purposes in, on, over and across that portion of the above described PARCEL NO. 15-10EX.1, within a strip of land 20 feet wide, lying 10 feet on each side of the following described center line:

Commencing at the easterly terminus of the above-mentioned 800-foot radius curve; thence South 71°02'46" West tangent to said curve at said easterly terminus, a distance of 166.74 feet; thence North 44°29'53" West 150.00 feet, thence North 45°30'07" East 7.00 feet to the TRUE POINT OF BEGINNING; thence South 31°11'13" East to above-mentioned concentric curve.

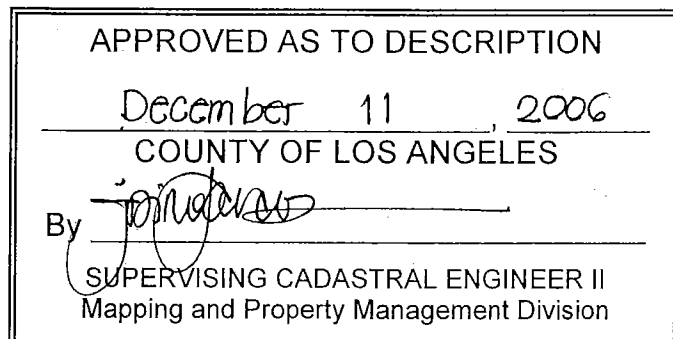
The sidelines of the above described 20-foot strip of land shall be prolonged and shortened southerly so as to terminate at said concentric curve.

Containing: 274 ± square feet

Parcel 15.10SS.1 (Reservation of easement for sanitary sewer purposes):

ALSO RESERVING to the County of Los Angeles, its successors or assigns, an easement for sanitary sewer purposes in, on, over and across that portion of above described PARCEL NO. 15-10EX.1, within that certain parcel of land, described in deed to THE COUNTY OF LOS ANGELES, recorded on April 9, 1928, as Instrument No. 1164, in Book 7872, pages 114 and 115, of above-mentioned Official Records.

Containing: 244 ± square feet



This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.